

Traffic Impact Analysis Recommended Report Outline

To enhance consistency and timely review of traffic impact analyses, the City has prepared the following report outline for consideration by consultants:

Section	Title/Content	Notes
	Cover/Title Page	
	Table of Contents	Include list of appendices
	List of Figures	
	List of Tables	
	Executive Summary	
1	Background and Scope Introduction TIA Background and Requirements Study Area Definition (Existing and Future)	
2	Existing Conditions Study Area Roadways (Existing & SATS Functional Classifications) Intersection Control Summary Existing Segment ADTs and Intersection Peak Hour TMs	
3	Project-Related Trip Generation and Distribution Project Land Use Summary Trip Generation and Pass-By Adjustment Analyses Directional Trip Distribution Analysis Project-Related Intersection Peak Hour Turning Movement Volumes	Document bases for all assumptions Detail rationale/calculations for directional distribution
4	Background Traffic Volumes Build-out Year(s) Segment ADTs and Intersection Peak Hour TMs Horizon Year Segment ADTs and Intersection Peak Hour TMs	Discuss relationship between background ADTs and SATS 2020 ADTs and any adjustments required to ensure consistency
5	Level of Service and Operational Analyses Existing Conditions on Existing Roadway Network Build-Out Year without Project on Anticipated Roadway System Build-out Year with Project on Anticipated Roadway System Build-out Year with Project and Developer Mitigations Horizon Year with Project on SATS Roadway System Horizon Year with Project on SATS Roadway System and Mitigations	Discuss types/locations/timing of mitigation measures Include queuing analyses and storage lane rqmts Highlight "unacceptable" LOSs
6	Site Improvements/Mitigations Variances	Discuss what improvements deviate from City standards/guidelines and their impact on the regional roadway operations; discuss proposed cross sections in relation to functional classifications; discuss additional right-of-way requirements
7	Project-Specific Required Analyses	Determined in conference with City
8	Conclusions and Recommendations	
	Appendices	As required to support analysis assumptions, findings, and recommendations



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